

CPAT Report No. 1965

# 3-8 Bay View Road, Colwyn Bay

Building Survey



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS  
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Organisation	Clwyd-Powys Archaeological Trust
Client Name	Enfys Developments Ltd
CPAT Project No	2718
Project Name	3-8 Bay View Road, Colwyn Bay
Project Type	Building Survey
Project Manager	Tim Malim
Project Supervisor	Will Logan
Grid Reference	SH 85143 78894
County/LPA	Denbighshire/Conwy County Borough
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CPAT Report No	1965

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## Summary

In June 2023 the Clwyd Powys Archaeological Trust carried out a historic building survey in respect of four villas and three terraced houses at 3-8 Bay View Road and 1-3 Lincoln Terrace, Colwyn Bay. The buildings were typical of their time and location, and no historical references to them have been found during this study, probably due to their unremarkable significance.

The study area comprised three plots. The westernmost plot was occupied by No 3-4 on the Bay View Road frontage, comprising two semi-detached four storey villas, with an ornate frontage and common porch. The building had subsequently been converted into a single commercial premises and most of the original fixtures and finishes had been removed, although the basic layout was still discernible. To the rear was Lincoln Terrace comprising three houses, possibly workers cottages. Externally the terrace retained its original appearance but most of the internal finishes were modern.

The easternmost plot comprised No 7-8 Bay View Road, two semi-detached five storey villas of a not too dissimilar design to No 3-4. This building had also been converted into a commercial premises with the construction of a warehouse to the rear and some alterations to the internal layout. Few of the internal fixtures and finishes had survived.

## Crynodeb

Fis Mehefin 2023, bu Ymddiriedolaeth Archaeolegol Clwyd Powys yn gwneud arolwg adeiladau hanesyddol, yn edrych ar bedair fila a thri thŷ teras yn 3-8 Bay View Road ac 1-3 Lincoln Terrace, Bae Colwyn. Roedd yr adeiladau'n nodweddiadol o'u hamser a'u lleoliad, ac ni ddaethpwyd o hyd i unrhyw gyfeiriadau hanesyddol atynt yn ystod yr astudiaeth hon, mae'n debyg oherwydd eu harwyddocâd anhynod.

Roedd ardal yr astudiaeth yn cynnwys tair llain. Roedd rhifau 3-4 i'w cael yn y llain bellaf i'r gorllewin ar ffryntiad Bay View Road, yn cynnwys dwy fila â phedwar llawr dan yr unto, gyda ffryntiad addurnol a phorth cyffredin. Mae'r adeilad wedi'i drosi yn hwyrach i greu un safle masnachol ac mae mwyafrif y gosodiadau a gorffeniadau gwreiddiol wedi'u tynnu, er bod y cynllun sylfaenol dal i'w weld. Yn y cefn oedd Lincoln Terrace, yn cynnwys tri thŷ, sef bythynnod gweithwyr o bosibl. Ar y tu allan, roedd y teras wedi cadw ei olwg wreiddiol ond roedd mwyafrif y gorffeniadau mewnol yn fodern.

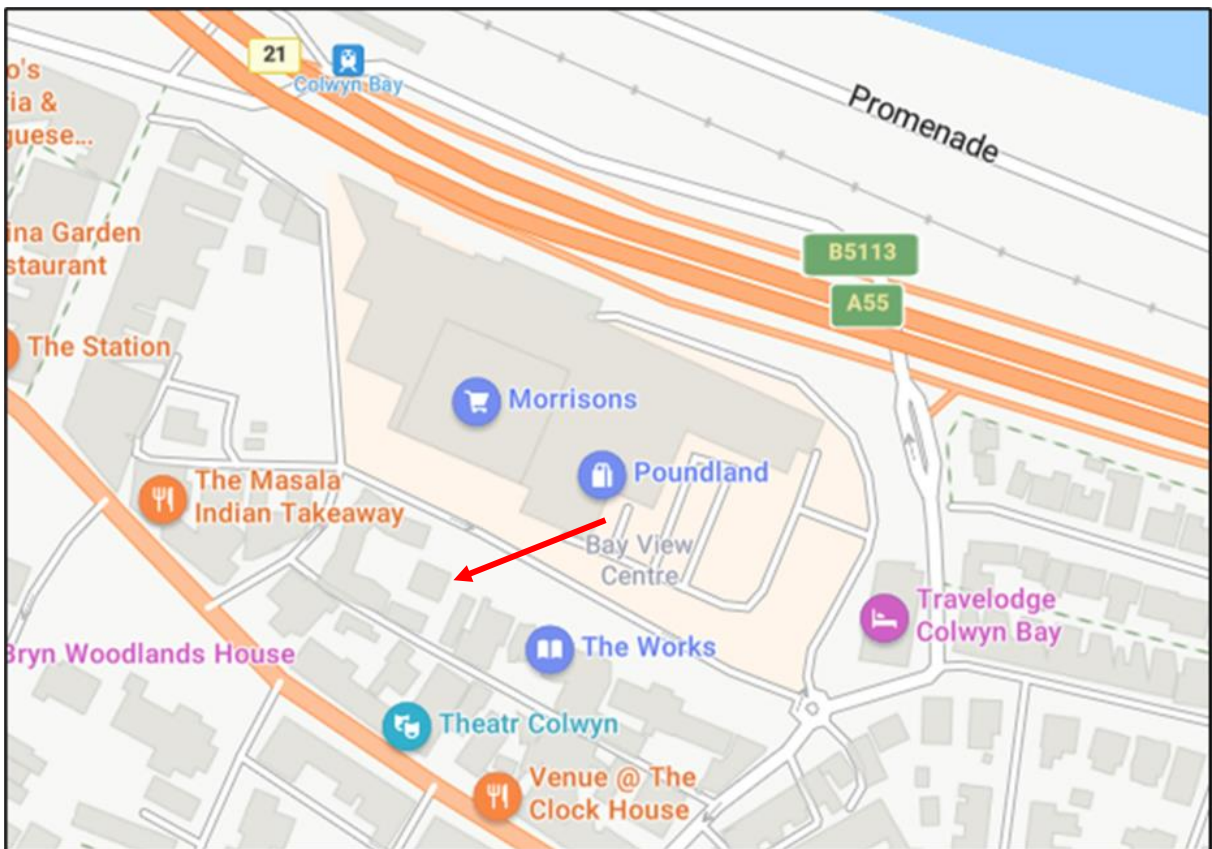
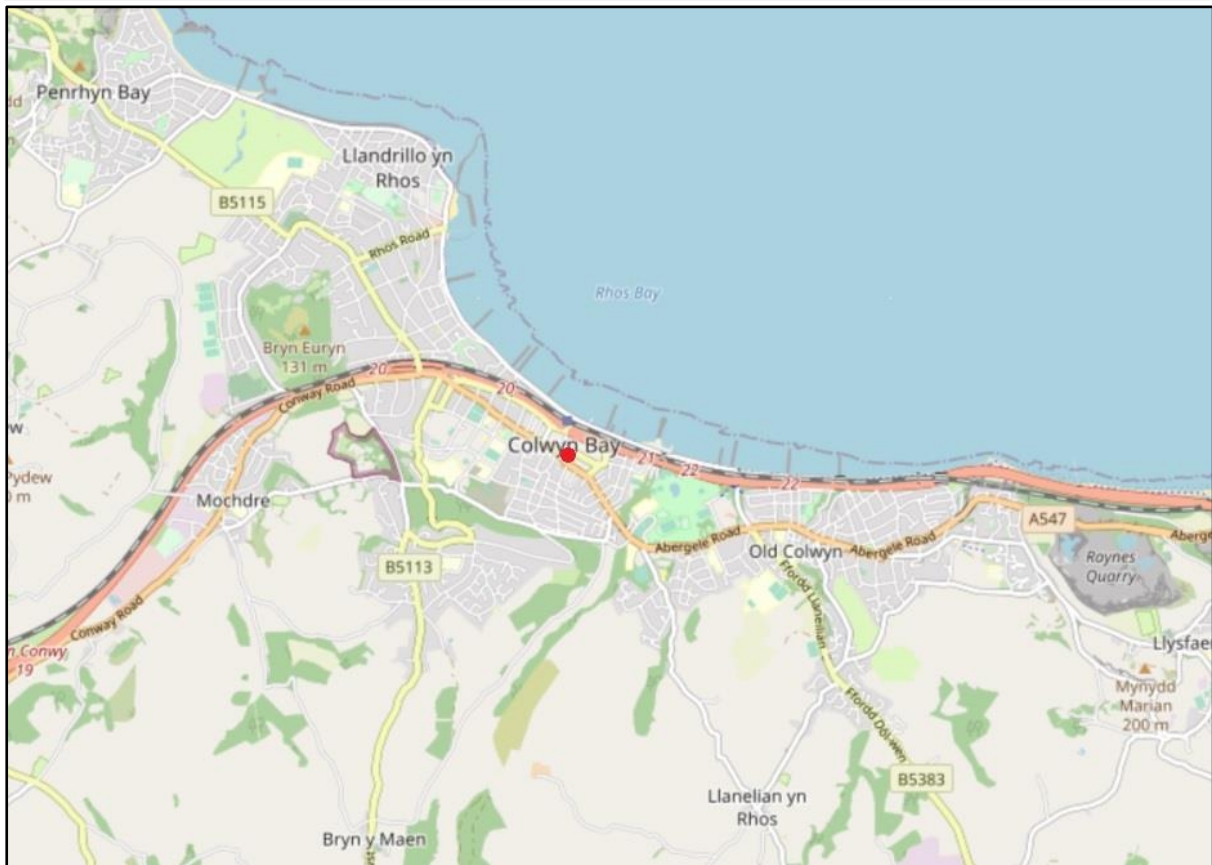
Roedd rhifau 7-8 Bay View Road i'w cael yn y llain bellaf i'r dwyrain, yn cynnwys dwy fila â phum llawr dan yr unto, ddim yn rhy annhebyg eu dyluniad i rifau 3-4. Roedd yr adeilad hwn hefyd wedi'i drosi i greu safle masnachol gyda warws wedi'i adeiladu yn y cefn a rhywfaint o newidiadau i'r cynllun mewnol. Prin oedd y gosodiadau a'r gorffeniadau mewnol a oedd wedi goroesi.

# 1 Introduction

- 1.1. In June 2023 the Field Services Section of the Clwyd-Powys Archaeological Trust carried out a Level 3 Historic Building Recording on behalf of Enfys Developments Ltd at Bay View Road, Colwyn Bay, LL29 8DW, and Lincoln Terrace to the rear. The proposed works include demolition of existing buildings and erection of a supported living affordable housing development, access, parking, landscaping and communal courtyard, drainage infrastructure and associated development.
- 1.2. The building complex is located on 3-8 Bay View Road, and 1-3 Lincoln Terrace, Colwyn Bay, LL29 8DW (Fig. 1; SH 85143 78894). This comprises three plots, with No. 3-4 and Lincoln Terrace on the westernmost plot, an open central plot with a workshop or shed and No. 7-8 on the easternmost plot.
- 1.3. Conway Council suggested the following as condition 20 in respect of their planning permission (0/50818) Demolition of existing dwelling and erection of replacement dwelling and all associated works at 3-8 Bay View Road, Colwyn Bay, LL29 8DWR:

*No development, including demolition, site clearance or construction works, shall be carried out until a programme of building recording and analysis (equivalent to an Historic England Level 3 building survey) has been undertaken in accordance with a written scheme of investigation that has first been submitted and approved in writing by the Local Planning Authority. The programme of building recording and analysis shall be completed by a professional archaeological contractor. The programme of building analysis and recording shall be submitted to and approved in writing by the Local Planning Authority before any development, including demolition, site clearance or construction works, is carried out. Thereafter a copy of the programme of building analysis and recording shall be sent to the Historic Environment Record Officer, Clwyd- Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.*

- 1.4. Reason: *To record the archaeological interest of the site, in accordance with Policies DP/1, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013 and advice in Planning Policy Wales (11th Edition).*



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of the study area

## 2 Historical Background

- 2.1. Prior to the late 19th century Colwyn Bay was predominantly rural, with only a few farms and cottages. Most of the area was owned by the Pwllcrochan Estate, which was owned by the Erskine family, a landowner from eastern Scotland. The house and estate at Pwllcrochan, and another estate at Bodlondeb, were put up for sale by Sir Thomas Erskine in 1865. Pwllcrochan mansion, its gardens and farm buildings and 700 surrounding acres of land were purchased for £26,000 by John Pender with the intention of developing a seaside resort to attract wealthy visitors from northwest England.
- 2.2. The area was well connected to the railway infrastructure with a station at Colwyn having opened in 1849 and the newly formed Pwllcrochan Estate Company divided the former estate land into building plots. The company retained a degree of control over the layout of the new town with the former estate parkland earmarked for the finest villas. By 1901 the town's population had grown to almost 9000, and had reached nearly 22000 by the early 1920s.
- 2.3. The houses along Bay View Road are not shown on the 1888 Ordnance Survey map at 1:2500 scale so must have been constructed between about 1888 and 1900, as part of a wider development of this area (Fig. 2). The plot immediately to the north was formerly a sand extraction site served by a spur from the main railway line. The study area was comprised of three plots, each measuring 0.1 hectares. The westernmost plot contained two semi-detached villas on Bay View Road but set well back from the frontage. To the rear was Lincoln Terrace comprising three small houses. The central plot contained two workshops or sheds with a yard to the north of them. The easternmost plot contained two semi-detached villas, also set back from the frontage, but with gardens to the rear.



Fig. 2 Extract from the 25" 1913 Ordnance Survey map

### 3 Building Survey

- 3.1. The building survey was conducted on the 29<sup>th</sup> of June 2023 in accordance with the Chartered Institute for Archaeologists' (CIfA) (2014) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. The contact sheets are located at the back of the report Dwgs: 1-5 and the photograph location plans Dwgs: 6-9.

#### Lincoln Terrace

- 3.2. Lincoln Terrace (Dwg. 6) comprised three houses located to the rear of Nos. 3-4 Bay View Road on Back Bay View Road; a narrow road running parallel to Bay View Road to the south. All were two storey, with a parlour, a kitchen and a utility room or larder accessed via a hallway on the ground floor and two bedrooms accessed via a landing on the upper floor. Nos. 1 and 2 were identical in layout, No. 3 was similar in plan but also had a modern extension to the rear.
- 3.3. The terrace was constructed in rendered brick with decorative brick string coursing, detailing around the windows and doors and along the tops of the gable ends. The terrace was constructed on a steep slope from west to east, so each building was constructed slightly higher than the one to the west of it (Fig. 3). The roof was slate with central chimney stacks, Nos. 2 and 3 having a common stack. An interesting detail on the frontage of No. 2 was an ox eye window with a wheel shaped frame (Fig. 4). The other windows and doors had been replaced with UPVC.
- 3.4. Internally the original layout of each of the houses was still discernible (Dwg. 6), but many of the original features had been removed or obscured, although Fig. 5 shows original panelling.



Fig. 3 Lincoln Terrace viewed from the south Photo CPAT 5077\_003





*Fig. 4 Ox eye window and sign on the frontage of No. 2 Photo CPAT 5077\_004*



*Fig. 5 Wood panelling in the hallway of No. 1 Photo CPAT 5077\_006*

### **No. 3-4 Bay View Road**

- 3.5. No. 3-4 Bay View Road (Dwg. 7) comprised two large semi-detached villas, set well back from the southern side of Bay View Road. The layout of each property was fairly similar but not identical, and the floor plan broadly mirrored each other. The building was built in red brick, which had been rendered. The frontage was painted white and was quite ornate, particularly on the bay windows and the corniced porch (Fig. 6). The bays rise through the basement, ground and first floor levels. There were large chimney stacks on either gable end and a smaller chimney on the two storey outshut to the rear of the building.



*Fig. 6 North facing (principal) elevation of No 3-4 Photo CPAT 5077\_031*

- 3.6. The basement comprised a hallway accessed via stairs located beneath the main staircase to the upper floors. The design was asymmetrical with the layout of the basement at No. 3 somewhat different to No. 4. The rooms on the frontage were lit by large bay windows and were intended to be occupied, rather than used as utility or storerooms.
- 3.7. The ground floor was elevated above the external ground level and accessed via steps to the front doors. Internally each villa had a large hallway and staircase. A shaft for a dumbwaiter terminated at the rear of each hallway (Fig. 7c). The original stairs and the bannisters had survived (Fig. 7e). There were two rooms in each used either for reception or dining, which could be utilised as large open rooms for entertaining when required. The ground floor retains some original panel mouldings below the windows, and deep skirting/cornice mouldings, but the fireplaces had been infilled and little else of interest. A safe was in one room (Fig. 7g).
- 3.8. The first floor level comprised a large single room, with previous stud walls having been knocked through to create an open plan office space. Some of the original wooden sash windows survived (Fig. 7a & b) as did relatively simple decorative coving (Fig. 7d). Toilets were included to the rear of the building as a slight mezzanine on the stairs to the 2<sup>nd</sup> floor (Fig. 7f).
- 3.9. The second floor had been used as small offices with dormer windows, and the rooms occupied the lower parts of the roof to provide sufficient height. No architectural features of interest had survived.

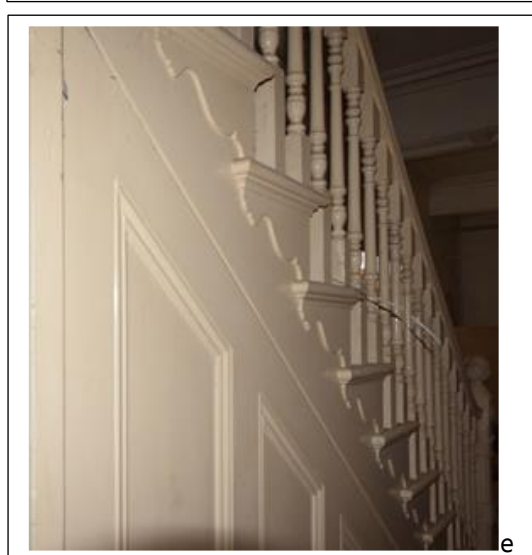


*CPAT 5077\_068*

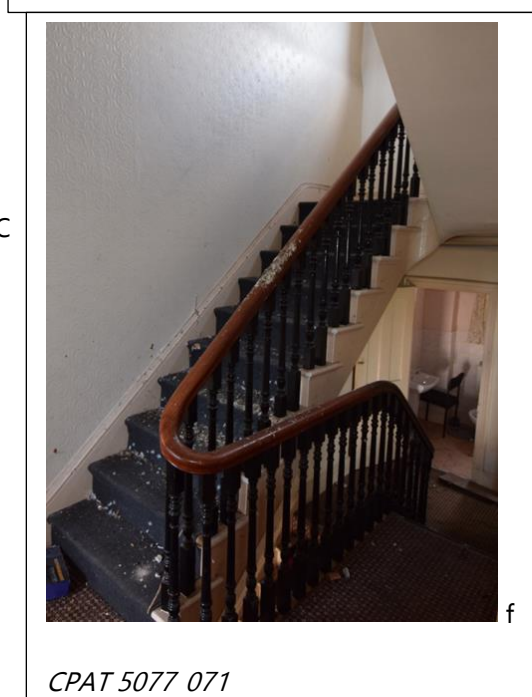
*CPAT 5077\_069*



CPAT 5077\_051



CPAT 5077\_053



CPAT 5077\_071



CPAT 5077\_085

Fig. 7 Architectural features: a & b 1<sup>st</sup> floor windows; c dumb waiter; d 1<sup>st</sup> floor coving CPAT 5077\_083; e main stairs; f stairs and toilets; g safe labelled "Milners Patent Fire Resistant Holdfast Safe"

## Central Plot

- 3.10. The central plot, presumably Nos. 5-6 Bay View Road, was occupied by a long 2 storey timber framed corrugated iron clad shed or workshop (Fig. 8). There were large window apertures on the upper floor, a large doorway in the northern gable end and other doorways on the west elevation. Historical mapping suggests that it was constructed by 1900 and that a later workshop with similar dimensions was constructed during the 1910s on the adjacent side of the plot to the west.



*Fig 8 Workshop adjacent to 7 Bay View Road, looking south and east 5077\_086 & 087*

## No. 7-8 Bay View Road

- 3.11. No. 7-8 Bay View Road comprised a pair of semi-detached houses of five storeys (Fig. 9; Dwgs. 8 & 9). The construction was in local rock-faced stone with yellow brick dressings, and the façade was largely without the architectural embellishments and aesthetic feel of 3-4 Bay View Road. Bay windows extend from the basement through the ground and first floor levels. A flat-roofed concrete extension had been added to the rear in the mid 20<sup>th</sup> century.



*Fig 9 North facing (principal) elevation of Nos 7-8 Bay View Road CPAT 5077\_088*

- 3.12. The basement was accessed by a simple staircase beneath the main stairs. The walls were brick and the floor red and black tiles. Fireplaces were located in gable walls. The original bay windows had been replaced by doors (Fig. 10).



*Fig 10 Basement showing replacement door, fireplaces and tiled floor CPAT 5077\_121 & 122*

- 3.13. The ground floor was accessed by a series of steps with cast iron decorative railing above (Fig. 9). Although the windows in No 8 have been replaced by uVPC, those in No 7 have retained the timber sash typical of these kinds of property. Some coving and decorative central light fittings survived (Fig. 11). The concrete extension at the rear has no architectural merit.



*Fig. 11 Ground floor surviving decorative features CPAT 5077\_114*

- 3.14. The first floor rooms retained some simple coving and skirting boards, and their original sash windows and floorboards (Fig. 12), but fireplaces had been blocked up. A decorative block pattern had been used for the main staircase (Fig. 13) which led up to the first floor.



*Fig. 12 1<sup>st</sup> floor original sash windows and surviving coving and skirting board Photo CPAT 5077\_101*



*Fig. 13 Main staircase to first floor level CPAT 5077\_120*

- 3.15. Much of the rear section of the second floor had been stripped out for maintenance to remove dry rot (Fig. 14). The front rooms on this level had some original sash windows, but otherwise there was very little of architectural interest and the fireplaces had been infilled. The third floor comprised very plain rooms with dormer windows, located within the roof space.



*Fig 14 2<sup>nd</sup> floor showing rafters and brick walls, with stairs to other floors CPAT 5077-155*

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## 4 Conclusions

- 4.1. Nos. 1-3 Lincoln Terrace were constructed between 1875 and 1900 and were contemporary with the other buildings within the study area. They are shown on the 1888 OS map, although the Bay View Road properties are not. The size and design suggests that these were worker's cottages. The ox eye window is an interesting architectural detail in an otherwise quite functional design.
- 4.2. Nos. 3-4 Bay View Road were a pair of upmarket semi-detached houses, four stories high and embellished with relatively ornate decorative features on the north-facing façade. The impressive bay windows extended from the basement to include the ground and first floors, and some remnants of the decorative fittings and features survived, such as the staircase and dumb waiter. However, the houses had been converted into office accommodation during the late 20<sup>th</sup> century which has resulted in demolition of party walls to create open plan space, and removal of most distinguishing period features.
- 4.3. The central plot (Nos. 5-6) was occupied by a commercial premises, something not uncommon in 19<sup>th</sup> century suburban areas. It is unclear whether it was owned by one of the occupiers of the adjacent villas. It is likely that there were two similar sheds or workshops on the plot, of which only the easternmost has survived. The provision of large windows to light the upper floor suggest a working area rather than a store or warehouse.
- 4.4. Nos. 7-8 Bay View Road were a pair of stone-faced five storey semi-detached properties with less aesthetic appeal than numbers 3-4. Their recent history as a clearance store and furniture plus bric-a-brac sales rooms meant that the ground floor rooms had been gutted of any historic features. The basement and upper stories had also been fairly comprehensively changed to a utilitarian appearance, with the upper rooms having been used for multiple occupancy at some stage. The concrete extension to the rear had no architectural merit or historic significance.

## 5 Sources

### Published sources

Colwyn Bay Heritage Online <https://colwynbayheritage.org.uk/category/hen-golwyn/>

Conwy Local Development Plan 2007 – 2022 *Supplementary Planning Guidance LDP29:Colwyn Bay Town Centre Conservation Area Management Plan* (adopted December 2017) Conwy County Borough Council

### Unpublished sources

Plant A., March 2023 *Proposed Development for Wales and West Housing: 3 & 4, 5 & 6, 7 & 8 Bay View Road and Lincoln Terrace, Colwyn Bay Demolition of Buildings* Ainsley Gommon Architects

### Cartographic sources

1888 Ordnance Survey 25" 1<sup>st</sup> edition Denbighshire 3.4 and 3.8

1913 Ordnance Survey 25" Denbighshire Sheet 3. 4









1913 Ordnance Survey 25" Denbighshire Sheet 3. 8



## 6 Archive Summary

<b>Archives and Information Officer</b>	Sophie Watson
<b>Regional HER</b>	Clwyd-Powys / Gwynedd/ etc delete/add as applicable
<b>HER Enquiry Number</b>	N/A
<b>HER Event PRN</b>	215570
<b>Digital Archive Repository</b>	Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW)
<b>Documentary Archive Repository</b>	N/A
<b>Finds Archive Repository</b>	N/A
<b>Museum Accession Number</b>	N/A

### Digital Archive

Project sub-folders	Contents	Retained by CPAT	Selected for Archive
 Admin	Client data, correspondence and financial records	Y	N
 Drafting	Working site drawings/illustrations	Y	N
 Metadata	N/A RCAHMW Archives Deposit Agreement (.docx)	Y Y	Y Y
 Photography			
 Film_5077	133 digital photographs (.tif) 133 digital photographs (reduced.jpg)	N Y	Y N
 Report	CPAT Report 1965 (.docx/.pdf)	Y	Y
 Report Illustrations	Illustrations selected for inclusion within the project report	Y	N
 Research Data	Research data	Y	N

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## Appendix 1: CPAT WSI 2718

### 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been instructed by Natasha Green of Enfys Developments Ltd to undertake a Level 3 Historic Building Recording, at Bay View Road, Colwyn Bay, LL29 8DW, and Lincoln Terrace to the rear. The works include demolition of existing buildings and erection of a supported living affordable housing development, access, parking, landscaping and communal courtyard, drainage infrastructure and associated development.
- 1.2. The building complex is located on 3-8 Bay View Road, and 1-3 Lincoln Terrace, Colwyn Bay, LL29 8DW (Fig. 1; SH 85143 78894).
- 1.3. Conway Council has suggested the following as condition 20 in respect of their planning permission (0/50818) Demolition of existing dwelling and erection of replacement dwelling and all associated works at 3-8 Bay View Road, Colwyn Bay, LL29 8DWR:

*No development, including demolition, site clearance or construction works, shall be carried out until a programme of building recording and analysis (equivalent to an Historic England Level 3 building survey) has been undertaken in accordance with a written scheme of investigation that has first been submitted and approved in writing by the Local Planning Authority. The programme of building recording and analysis shall be completed by a professional archaeological contractor. The programme of building analysis and recording shall be submitted to and approved in writing by the Local Planning Authority before any development, including demolition, site clearance or construction works, is carried out. Thereafter a copy of the programme of building analysis and recording shall be sent to the Historic Environment Record Officer, Clwyd- Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.*

*REASON: To record the archaeological interest of the site, in accordance with Policies DP/1, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013 and advice in Planning Policy Wales (11th Edition).*

### 2 Background

- 2.1. The building first appears on historic maps in 1885.
- 2.2. It originally overlooked the railway goods yard and shed. The land was later developed into a theatre, and then the Bay View Shopping Centre.
- 2.3. The buildings at one point operated as offices and a telephone exchange. The buildings were later abandoned with office furniture, paperwork, and other goods remaining in the building today.
- 2.4. Some parts of the building have been heavily vandalized and subject to antisocial behaviour. Security fencing and lighting has been installed which has deterred some of the activity.
- 2.5. The building is in a derelict state with some floorboards missing, and other damage.

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## 3 Objectives

- 3.1. The objectives of the survey are:
- to describe and record all of the key internal and external components of the building through measured survey, written description and photography;
  - to prepare a report outlining the results of the survey;
  - to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

## 4 Methodology

- 4.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2020) and Standard and Guidance for Historic Environment Desk-based Assessment (2020).

### Desk-based Assessment

- 4.2. A rapid desk-based study will be conducted accessing all readily available on-line resources.
- 4.3. All cartographic sources consulted will be included within the desktop section of the report, together with transcriptions of relevant documents and copies of plans, maps and photographs containing relevant information, subject to any copyright restrictions.

### Building Survey

- 4.4. The survey will take the form of a Level 3 building survey as defined by Historic England Understanding Historic Buildings: a guide to good recording practice (2016). This level of survey is intended to create an analytical record of the building, and will include:
- Description and photographic record of the exterior and the interior
  - Detailed account of type, construction, form, function
  - Phasing
  - Past and present use and relationship with setting
  - Copies of historic maps, plans, photographs and documents
  - Conclusions regarding the building's development and use
  - Establish the building's contribution to the area's historic character
- 4.5. The drawn record will be based on existing detailed floor plans and elevations, which will be checked amended and annotated as necessary. The end result will include:
- Measured plans of each floor and main elevations
  - Drawings of any architectural features/decoration

- 
- Phase plans showing the development of the structure
- 4.6. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:
- General views of elevations
  - General views of external appearance
  - Overall appearance of principal rooms
  - Internal and external structural detail
  - Fixtures, fittings, machinery, related contents

## 5 Report

- 5.1. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
  - Location and NGR
  - Statutory designations
  - Date of record, recorder and archive deposition
  - Introduction
  - Site location
  - Methodology
  - Summary of the form, function, date and development of the building
  - Desk-based study, including copies of historic maps and photographs where permitted
  - Summary description of the building
  - Past and present usage
  - Evidence for former existence of demolished structures, removed fittings etc
  - Conclusions
  - References
- 5.2. The report summary will be provided in English and Welsh, in accordance with the Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1 (July 2018).

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## 6 Site archive

- 6.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the CifA (2014) Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives and The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales (NPAAW, 2017) and Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1 (July 2018).
- 6.2. The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

## Data management plan

- 6.3. The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data will follow strict file naming, to include the unique project code, and be sorted into a standard series of sub-folders. The digital data will be catalogued, including a list of file types and relevant software.

## 7 Resources and programming

- 7.1. The survey and recording will be undertaken by a team of skilled archaeologists under the overall supervision of Tim Malim, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (CifA). CPAT is also a CifA Registered Organisation and as such agrees to abide by their Code of Conduct (2014) and the Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment (2014).
- 7.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 7.3. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 7.4. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

Sophie Cooledge

21/06/23





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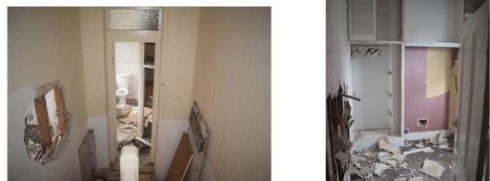
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*Dwg: 1 Contact Sheet 1*



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*Dwg: 2 Contact Sheet 2*



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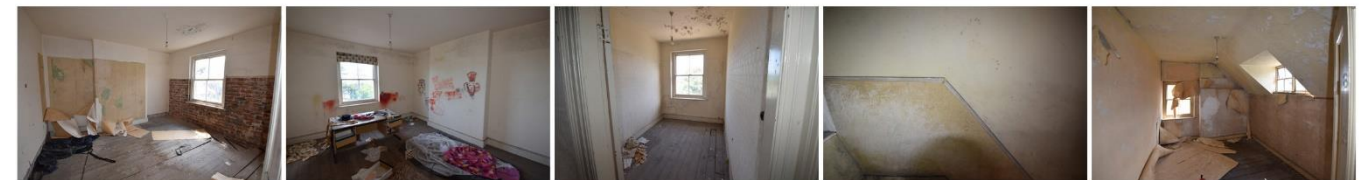
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*Dwg: 4 Contact Sheet 4*





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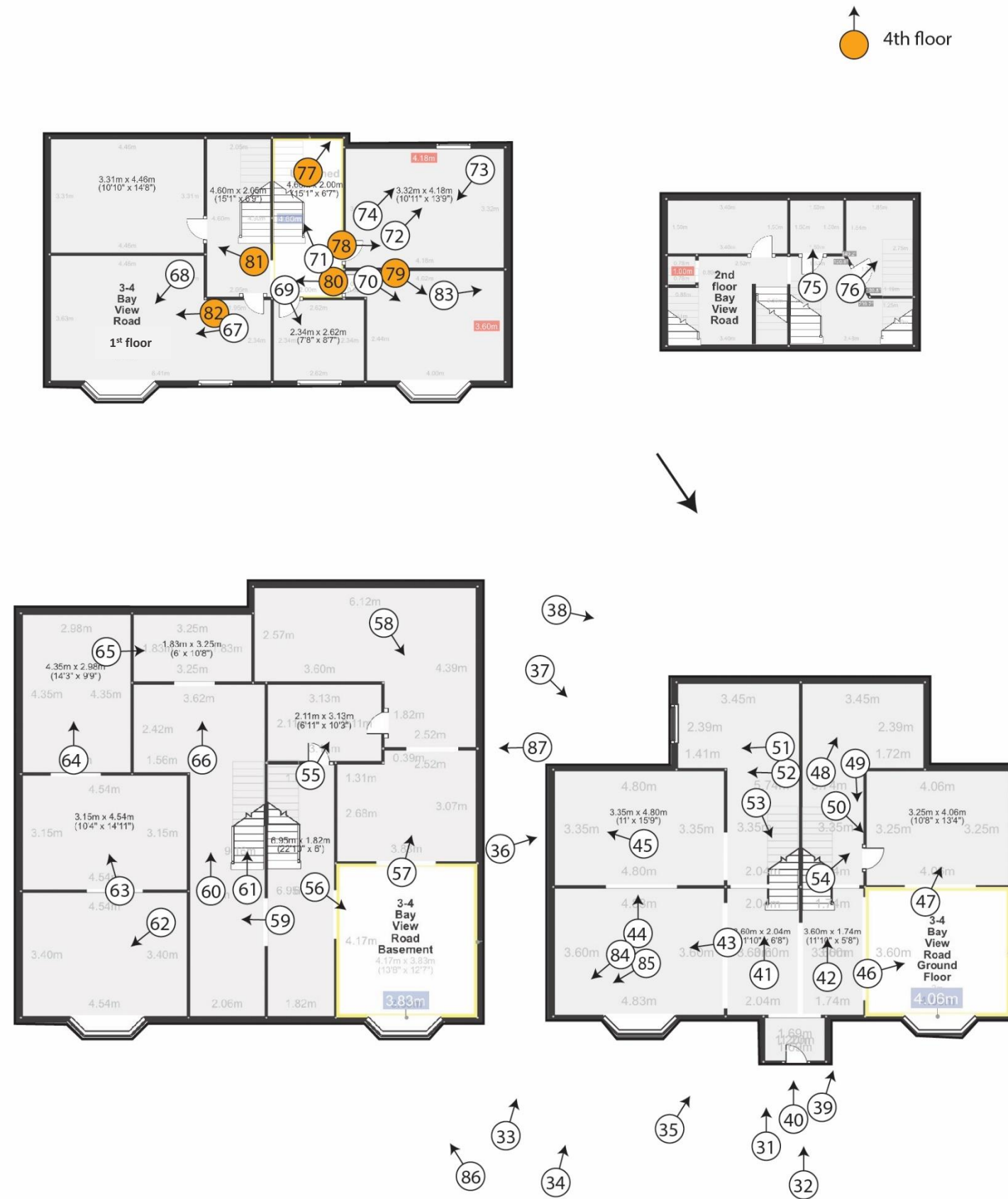
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*Dwg: 5 Contact Sheet 5*



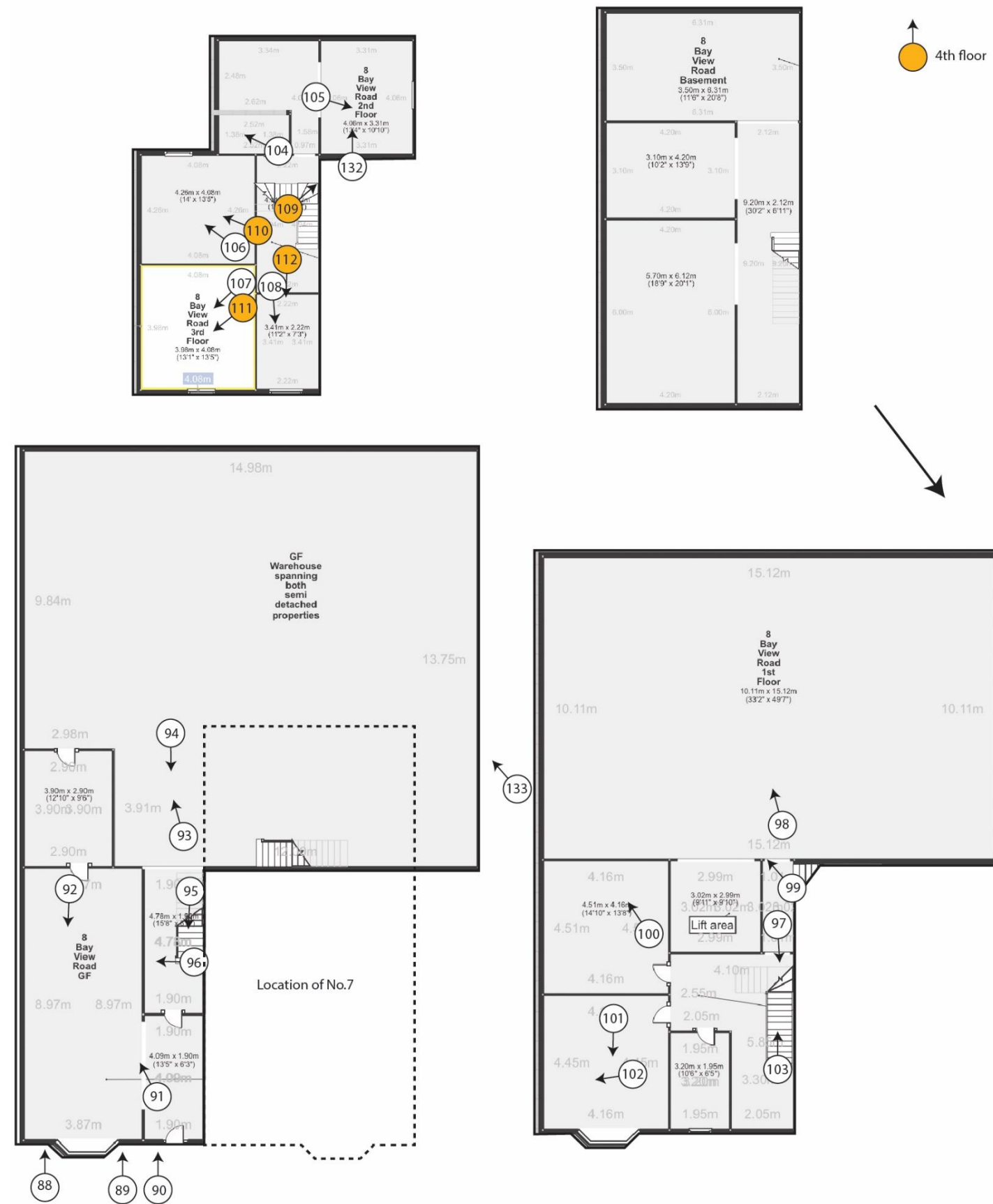
Dwg 6: Photographic location plan of Nos1-3 Lincoln Terrace



Dwg: 7 Photographic location plan of Nos. 3-4 Bay View Road



Dwg: 8 Photographic location plan of No. 7 Bay View Road



Dwg: 9 Photographic location plan of No. 8 Bay View Road